

1 BILL NO. R-85-04-04

2 DECLARATORY RESOLUTION NO. R-50-85

3 A DECLARATORY RESOLUTION confirming
4 the designation of an "Economic Re-
5 vitalization Area" under I.C. 6-1.1-
6 12.1.

7 WHEREAS, Common Council has previously designated by
8 Declaratory Resolution the following described property as an
9 "Economic Revitalization Area" under Division 6, Article II,
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Lots 227, 228, 229, 230, 231 and 232
13 in Hamilton's Fourth Addition to the
14 City of Fort Wayne, according to the
15 recorded plat thereof in the Allen
16 County Recorder's Office.

17 Also, an alley, fourteen feet (14 ft.)
18 in width, bordered on the east by Lot
19 230 in Hamilton's Fourth Addition to
20 the City of Fort Wayne, according to
21 the recorded plat thereof and bor-
22 dered on the west by Lot Numbers
23 231, 232 and 233 in Hamilton's Fourth
24 Addition to the City of Fort Wayne,
25 according to the recorded plat thereof,
26 said alley commencing on the south
27 line of Williams Street and running
28 south to the south line of Lot Number
29 230 and Lot Number 233 in Hamilton's
30 Fourth Addition;

31 said property more commonly known as 2001 S. Calhoun, Fort Wayne,
32 Indiana 46804;

33 WHEREAS, recommendations have been received from the
Committee on Finance and the Department of Economic Development
concerning said Resolution;

WHEREAS, notice of the adoption and substance of said
Resolution has been published in accordance with I.C. 5-3-2 and
a public hearing has been conducted on said Resolution;

WHEREAS, if said Resolution involves an area that has
already been designated an allocation area under I.C. 36-7-14-39,
the Fort Wayne Redevelopment Commission has adopted a Resolution
approving the designation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE, INDIANA:

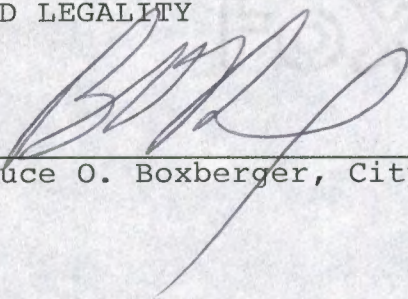
SECTION 1. That, the Resolution previously designating
the above described property an "Economic Revitalization Area" is
confirmed in all respects.

SECTION 2. That, the above described property is here-
by declared an "Economic Revitalization Area" pursuant to I.C. 6-
1.1-12.1, said designation to begin on the effective date of this
Resolution and continue for one (1) year. Said designation shall
terminate at the end of that one (1) year period.

SECTION 3. That this Resolution shall be in full force
and effect from and after its passage and any and all necessary
approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

RIVER BOND
25% NOTION

Read the first time in full and on motion by Eustis, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee General (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Tuesday, the 23rd day of April, 1985, at 7:00 o'clock P..M., E.S.

DATE: 4-9-85 Nadyla Eskoff
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eustis, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BRADBURY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>BURNS</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>EISBART</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>GiaQUINTA</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>HENRY</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>REDD</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>SCHMIDT</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>STIER</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u>TALARICO</u>	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>

DATE: 4-23-85 Nadyla Eskoff
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. R-50-85 on the 23rd day of April, 1985,

ATTEST: (SEAL) Mark E. GiaQuinta
Nadyla Eskoff PRESIDING OFFICER
SANDRA E. KENNEDY, CITY CLERK

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 24th day of April, 1985, at the hour of 11:30 o'clock A..M., E.S.T.

Nadyla Eskoff
SANDRA E. KENNEDY, CITY CLERK
Approved and signed by me this 25th day of April, 1985, at the hour of 9:00 o'clock A..M., E.S.T.
Win Moses, Jr.
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant CMK ENTERPRISES, an Indiana Partnership
2. Owner(s) CMK ENTERPRISES, an Indiana Partnership
3. Address of Owner(s) 2001 S. Calhoun St.
Fort Wayne, Indiana 46804
4. Telephone Number of Owner(s) (219) 456-4581
5. Relationship of Applicant to Owner(s) if any same entities
6. Address of Applicant 2001 S. Calhoun St.
Fort Wayne, Indiana 46804
7. Telephone number of Applicant (219) 456-4581
8. Address of Property Seeking Designation 2001 South Calhoun Street, Fort Wayne, Indiana 46804
9. Legal Description of Property Proposed for Designation (may be attached) See Attachment of Legal Description
10. Townwhip Wayne Township
11. Taxing District 91

12. Current Zoning B3B
13. Variance Granted (if any) _____
14. Current Use of Property
- a. How is property presently used? _____
Vacant land and residential structure.
- b. What Structure(s) (if any) are on the property? _____
Small house which is occupied.
- b. What is the condition of this structure/these structures? _____
Fair.
15. Current Assessed Value of Real Estate _____
- a. Land 12,000.00
- b. Improvements 31,000.00
16. Amount of Total Property Taxes Owed During the Immediate Past Year
\$3,409.22.
17. Description of Proposed Improvements to the Real Estate _____
Construction of new warehouse and assembly building having 13,000 square feet together with parking lot and loading docks.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
Spring of 1985.
- b. When is completion expected? Winter of 1985.
19. Cost of Project (not including land costs) approximately
\$550,000.00.

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 5 new jobs in 1985 and 5 each year thereafter for three years.

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? truckdriver, assembly workers and clerical personnel.

c. Anticipated time frame for reaching employment level stated above?

See answer to 20. a. above.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) _____

None.

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? This new development is across the street from

the "enterprise zone" which is a target area for new development.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? Expansion of business
known as Irmischer Suppliers, Inc., investment capital in downtown
Fort Wayne and creation of new jobs for people in Allen County,
Indiana.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof. _____

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES XX NO

26. Financing on Project

What is the status of financing connected with this project?

The City Council of Fort Wayne has approved EDC Bonding of
\$550,000 on this project. The Bond will be purchased by Lincoln
National Bank and Trust Company of Fort Wayne. Preparation of the
bonds by bond counsel is now in process and it is anticipated that a
final closing will be scheduled in early Summer 1985.

I hereby certify that the information and representation on this Application are true and complete.

CMK ENTERPRISES, an Indiana Partnership

Signature(s) of Owners

Date

by: Kim D. Irmscher

3/22/85

by: Max Irmscher

3/22/85

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

LEGAL DESCRIPTION

Lots 227, 228, 229, 230, 231 and 232 in Hamilton's Fourth Addition to the City of Fort Wayne, according to the recorded plat thereof in the Allen County Recorder's Office.

Also, an alley, fourteen feet (14 ft.) in width, bordered on the east by Lot 230 in Hamilton's Fourth Addition to the City of Fort Wayne, according to the recorded plat thereof and bordered on the west by Lot Numbers 231, 232 and 233 in Hamilton's Fourth Addition to the City of Fort Wayne, according to the recorded plat thereof, said alley commencing on the south line of Williams Street and running south to the south line of Lot Number 230 and Lot Number 233 in Hamilton's Fourth Addition.

EXHIBIT "A"



The City of Fort Wayne

April 10, 1985

Ms. Trudy Sterling
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of April 12, 1985, in both the News Sentinel and the Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. R-85-04-03 & R-85-04-04
Bill No. R-85-04-05 & R-85-04-06

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 2

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-85-04-03 AND R-85-04-04)

Notice is hereby given that the Common Council of the City
of Fort Wayne, Indiana, approved a Resolution on April 9, 1985,
date
designating property at 2001 S. Calhoun; Hydra-Tech, Inc.

an Economic Revitalization Area. A description of the affected area
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether
the above described resolution should be confirmed, modified and
confirmed or rescinded on Tuesday, April 23, 1985, at 7:00 o'clock P.M.,
date, time & place
Room 128, City-County Building, One Main Street, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after
confirmation.

All interested persons are invited to attend and be heard
at the public hearing.

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council

(Governmental Unit)

Allen

County, IN

To NEW-SENTINEL Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head	number of lines	4
Body	number of lines	15
Tail	number of lines	2
Total number of lines in notice		21

COMPUTATION OF CHARGES

21 lines, 1 columns wide equals 21 equivalent lines at 300¢ \$ 6.30
cents per line

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra 1.00

TOTAL AMOUNT OF CLAIM \$ 7.30

DATA FOR COMPUTING COST

Width of single column 12.5 picas Size of type 6 point

Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Drusilla Roose

Date Apr. 12 19 85

Title CLERK

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK

NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA

in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:

4/12/85

Subscribed and sworn to me before this 12th day of April 19 85

Anne M. Perkins Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-85-04-03 AND R-85-04-04)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on April 9, 1985, designating property at 2001 S. Calhoun; Hydra-Tech, Inc. an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution on Tuesday, April 23, 1985, at 7:00 o'clock P.M., Room 128, City-County Building, One Main Street, Fort Wayne, IN.

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk

Fort Wayne Common Council
(Governmental Unit)
Allen County, IN

To JOURNAL-GAZETTE Dr.
P.O. BOX 100
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

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							cents per line
Additional charge for notices containing rule or tabular work (50 per cent of above amount)							
Charge for extra proofs of publication (50 cents for each proof in excess of two) 2 extra							1.00
TOTAL AMOUNT OF CLAIM							\$ 7.30

DATA FOR COMPUTING COST

Width of single column 12.5 picas	Size of type 6 point
Number of insertions 1	Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date Apr. 12 19 85

Drusilla Roose
Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana
ALLEN County SS:

Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE DAILY a newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 4/12/85

Subscribed and sworn to me before this 12th day of April 19 85
Anne M. Perkins Notary Public

My commission expires November 29, 1985

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL
(RESOLUTIONS NO. R-85-04-04 AND R-85-04-04)
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on April 9, 1985, designating property at 2001 S. Calhoun; Hydra-Tech, Inc. an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.
Common Council will conduct a public hearing on whether the above described resolution on Tuesday, April 23, 1985, at 7:00 o'clock P.M., Room 128, City-County Building, One Main Street, Fort Wayne, IN.
If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.
Sandra E. Kennedy
City Clerk



The City of Fort Wayne

April 11, 1985

Ben Eisbart
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For Hydra-Tech, Inc.

Dear Mr. Eisbart:

On March 28, 1985, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at 3020 Commercial Road as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on April 4, 1985. A formal review of the site and an interview with Mr. Jerry Hudson was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

"SEE ATTACHED"

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mr. Eisbart
March 18, 1985
Page 2

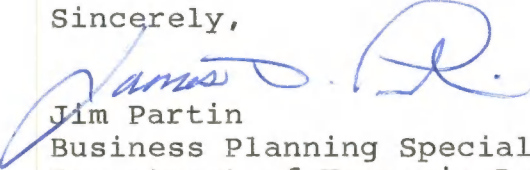
Rationale

The above stated recommendation is based upon the following rationale:

Neighborhood Conservation and Stabilization
Improvement of the Physical Appearance of the City
Replacement of Obsolete Structures
Increase in Employment (8) Jobs

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,



Jim Partin
Business Planning Specialist
Department of Economic Development

del

6961

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

B-85-04-04

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution COnfirming the design-
nation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.

CMK Enterprises-
(2001 S. Calhoun; Hydra-Tech, Inc.)

EFFECT OF PASSAGE Additional jobs will be created in the community and
an increase in the purchase of more equipment and manufacturing materials
from local suppliers.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$614,810.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO.

03-85-04-04

REPORT OF THE COMMITTEE ON

FINANCE

WE, YOUR COMMITTEE ON

FINANCE

TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the designation of

an "Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG

LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)

(RESOLUTION)

DO PASS

DO NOT PASS

WITHDRAWN

YES

NO

BEN A. EISBART
CHAIRMAN

JANET G. BRADBURY
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN

4-23-85

SANDRA E. KENNEDY
CITY CLERK